

041.0

0004

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
926,600 / 926,600

USE VALUE:

926,600 / 926,600

ASSESSED:

926,600 / 926,600


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		RIVER ST, ARLINGTON

## OWNERSHIP

Owner 1:	60 RIVER ARLINGTON LLC	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 33 DOUGLAS RD

Street 2:

Twn/City: MEDFORD

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02155		Type:	

## PREVIOUS OWNER

Owner 1:	DUGGAN CORNELIUS/ ESTATE -
Owner 2:	-
Street 1:	60 RIVER ST
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Asbestos Exterior and 2376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4800.000	475,400		451,200	926,600		28213
							GIS Ref
							GIS Ref
							Insp Date
							11/07/18

 Total Card / Total Parcel  
926,600 / 926,600

!3442!

## USER DEFINED

Prior Id # 1:	28213
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	18:41:47
LAST REV	
Date	Time
10/29/20	09:18:25
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUGGAN CORNELIU	74938-512		6/22/2020	Estate/Div	985,000	No	No		Cornelius J Duggan dod 12/11/2019
	13840-294		11/19/1979			No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	919	Addition	500,000	O				
6/1/2004	433	Re-Roof	4,000					
4/2/2002	201	Porch	3,000	C				REPLACE FRONT PORC

## ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	294	PATRIOT
2/29/2000	Meas/Inspect	264	PATRIOT
8/17/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			PDAS.											
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 5 - Asbestos				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: BLUE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Frl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G4	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:				1	6	2									
Sec Int Wall:	Economic:		%	Additions:				1	7	3									
Partition: T - Typical	Special:		%	Kitchen:															
Prim Floors: 3 - Hardwood	Override:		%	Baths:															
Sec Floors: 5 - Lino/Vinyl	Total:	18.6	%	Plumbing:															
Bsmnt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>			
Insulation: 2 - Typical				Basic \$ / SQ: 170.00				Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext: S				Size Adj.: 1.09191918															
Heat Fuel: 1 - Oil				Const Adj.: 0.93472594															
Heat Type: 5 - Steam				Adj \$ / SQ: 173.510															
# Heat Sys: 2				Other Features: 101500															
% Heated: 100	% AC:			Grade Factor: 1.00															
Solar HW: NO	Central Vac: NO			NBHD Inf: 1.00000000															
% Com Wall	% Sprinkled:			NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 584016															
				Depreciation: 108627															
				Depreciated Total: 475389															
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:		Model:																	
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:				Year:											
<b>PARCEL ID</b> 041.0-0004-0010.0																<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			